

2022 School Facilities Inventory Report

Facility Name: **HARWOOD UNIFIED UNION SUPERVISORY DISTRICT | WAITSFIELD ELEM SCHOOL**
| 3951 MAIN STREET, WAITSFIELD 5673 - Combination - Main Building

March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,806,514**



GPS: 44.194641162050644, -72.81935425790898

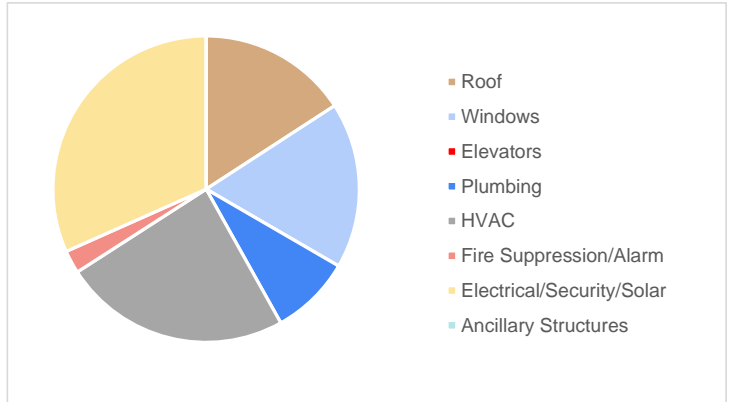


Site Plan - Google Earth



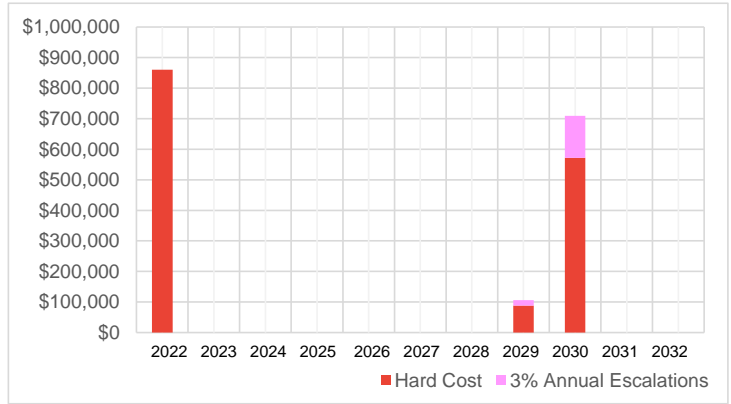
Location Plan - Google Maps

Relative Asset Values

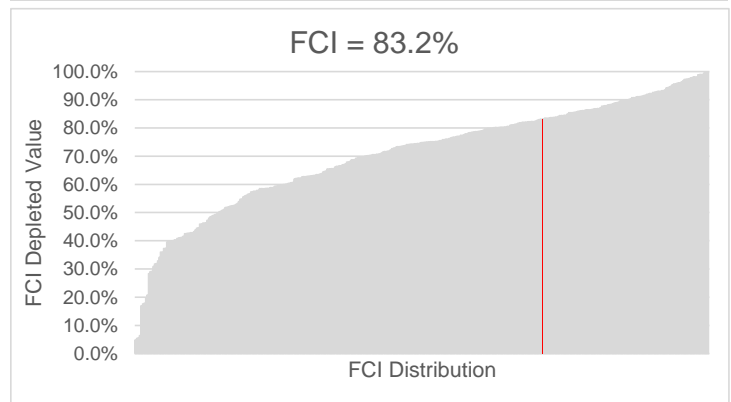


Value of Assets/GSF **\$82.11**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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Respondent Information

Date/Time Completed **2021-12-22 - 11:17 AM**
 Respondent Name **Joe Robinson**
 Respondent Title **Maintenance Director**
 Respondent Email **jrobinson@huusd.org**
 Respondent Phone Number **(802) 583-7894**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **22000 (Gross Square Footage - GSF)**
 Year Constructed **1961**
 Year of Last Major Renovation **1991**
 FCI (Depleted Value) **83.2%**

Environmental & Safety Issues


Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Minor**
We have two classrooms with 9x9 floor tiles under the carpet containing asbestos and one sink undercoating with trace amounts of asbestos.
 HZD Issues include
We have 45 linear feet of soffit on the southwest portion of the bldg that tested positive for lead paint as well as one metal door header and structural steel beams in the gym.

Indoor Air Quality (IAQ) Issues **No**
 IAQ Issues include -
 IAQ Issues are -
 IAQ Issues include -

Fire or Life/Safety (FL/S) Issues **No**
 FL/S Issues are -

Other Risk Factors **No**
 Other Risk Factors include -
 Other Risk Factors are -

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** 
 ADA Issues are **Major**
 ADA Issues include **Our main entrance, our restrooms and our playground are not ADA compliant.**

Utilities - Adequacy

IT / Internet Service **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Adequate**
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	40	18	\$13.00 / SF	22,000	SF	\$286,000
Installed in 2000						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 100%	30	-1	\$60.00 / SF	5,280	SF	\$316,800
Installed in 1991						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Elevators

Primary Conveyance/Elevators None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 50%	40	-21	\$7.00 / GSF	11,000	GSF	\$77,000
Installed in 1961						
Secondary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 50%	40	9	\$7.00 / GSF	11,000	GSF	\$77,000
Installed in 1991						

Services - Cooling - Central System

Primary Central Cooling System None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	-1	\$60.00 / MBH	629	MBH	\$37,714
Installed in 1991						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

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Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	30	-1	\$18.00 / GSF	for	22,000	GSF	\$396,000



Secondary HVAC Distribution System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Services - Package Systems

Primary HVAC Package Unit & Splits **None**

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Secondary HVAC Package Unit & Splits -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Services - Fire Suppression

Primary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	40	9	\$5.00 / GSF	for	2,200	GSF	\$11,000

Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	20	-11	\$1.50 / GSF	for	22,000	GSF	\$33,000



Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2015	15	8	\$4.00 / GSF	for	22,000	GSF	\$88,000

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	\$0

Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	40	9	\$22.00 / GSF	for	22,000	GSF	\$484,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

Installed in -

Value of Solar PV Panels: -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	\$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	\$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	\$0

Additional Comments

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Explanation of Terms

Projected Capital Planning Cash Flow	The estimated replacement costs of systems as they expire annually.
Facility Condition Index (FCI)	The cost -weighted depleted value of the building compared to the total value of all its systems; overall percent of building useful life consumed by years in service.
Total Value of Assets	The total estimated replacement cost of all the assets listed in the form.
Value of Assets per GSF	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
Facility Condition Index (FCI) Compared to Portfolio	The Facility Condition Index (FCI) of the building overlaid on the chart of FCI's for all buildings in the portfolio. Indicated by a red line in the chart.
Calculated Remaining Useful Life(C-RUL)	The current number of remaining years a system may be expected to perform in designed service.
Expected Useful Life (EUL)	The total number of years a system can be expected to perform in designed service when new.
Gross Square Footage (GSF)	The total square footage contained within the building for all floors/levels.
Cost per Unit	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
Quantity	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
Units	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
Ancillary Structures	Buildings on site that are typically known as portables, relocatables or temporary buildings.